

# **COUNTY OF YORK**

## **MEMORANDUM**

**DATE:** July 10, 2002

**TO:** York County Planning Commission

**FROM:** Yorktown Design Guidelines Study Committee  
Andy Simasek, Chairman  
Ann White  
Rob Heavner  
Nancy Laurier  
Bryce Hollingsworth, AIA  
Mike Pierson

**SUBJECT:** Yorktown Design Guidelines

The Yorktown Design Guidelines Study Committee has completed its work and is pleased to present this report and revised draft for consideration by the York County Planning Commission. We appreciate the Commission's patience in allowing us the time to thoroughly discuss and review the draft document that was provided to us last October. The Committee has met fourteen (14) times and has reviewed the document page-by-page and line-by-line. This in-depth review has allowed us to identify numerous areas where the document could be simplified, clarified and shortened. We believe the product represents an improvement from previous drafts and we respectfully submit it for your consideration.

The Committee spent a great deal of time in the initial meetings discussing basic property ownership, land use and zoning issues that have and will continue to influence development in Yorktown. The membership of the Committee (three Planning Commission members and three citizen members) has allowed us to thoroughly explore the overall purpose of the design guidelines proposals as well as the concerns that have been expressed by residents of Yorktown. The interest of Yorktown residents in seeing their property values protected and enhanced has been kept at the forefront of our discussions. We believe that the recommendations we are presenting strike an appropriate balance between the public goals of preservation and enhancement of the special character of Yorktown and the private landowners' desire to avoid excessive and burdensome regulations.

Briefly, some of the major recommendations reflected in our revised draft include:

- Restructuring the format of the document in an effort to simplify, clarify and shorten;
- Eliminating vague and difficult to understand or interpret provisions;
- Reducing the sub-area designations from the previous four (Historic Core, Village South, Village West, Waterfront) to two (Historic Core and the Waterfront);
- Revising the name and make-up of the board that will be charged with administering the guidelines; The Committee's recommendation is that the 5-

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member *Historic Yorktown Design Committee* serve that function and that it be composed of a Planning Commission member with at least two of the remaining members being residents/property owners of Yorktown;

- Eliminating any design review for landscaping and grading;
- Providing opportunities for a broader range of building materials on a case-by-case basis.

We hope that the Planning Commission and others will find our recommendations to be an improvement. We recognize that the fact we are recommending creation of an historic district and design guidelines *at all* will be disappointing to those who had hoped that the whole concept would be rejected. However, after careful consideration and deliberation, it is the consensus of our Committee that the overall Yorktown revitalization effort will be complemented and enhanced through establishment of an effective design review process, and we believe the revised design guidelines that we are recommending will provide the appropriate foundation for that process.

Again, the Committee appreciates the opportunity to have served and to provide this recommendation.

Attachment

- Yorktown Design Guidelines